



HENRY COUNTY ZONING ADVISORY BOARD

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Bobby Crawley

DISTRICT III
James F. Risher

DISTRICT IV
Noreen Walker

DISTRICT V
Delander Nelson

ZAB MEETING AGENDA



**Henry County Government
Administration**

**140 Henry Parkway McDonough, GA
30253 Website: henrycounty-ga.com
Phone: 770-288-6000**

Zoning Advisory Board Members

*Delander Nelson (Chair), District V
Don Veum, District I
Bobby Crawley, District II
James Risher, District III
Noreen Walker, District IV
Dawn Randolph, County at Large*



Henry County Government

*140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycounty-ga.org*

**Henry County Zoning Advisory Board
6:30 PM, Thursday, June 9, 2022**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. APPROVAL OF MINUTES

V. PLANNING STAFF COMMENTS

A. ANNOUNCEMENT: The following items were advertised and posted at the property site for a Public Hearing, but have been TABLED by Staff:

B. CU-22-03

Latavia Belmore of McDonough, GA requests a conditional use for property located at 450 Oakland Road in Land Lot 206 of the 6th District. The property consists of 4.55 +/- acres, and the request is for a non-commercial kennel. **District 2**

VI. ASSOCIATED CASES

A. COMP-AM-22-05

Geosam Capital US (Georgia), LLC of Duluth, GA requests an amendment to the Comprehensive Plan for property located on the west side of Clark Drive, west of the intersection of Expedition Drive in Land Lot 251 of the 12th District. The property consists of 22.625 +/- acres, and the request is to amend the Future Land Use Map Designation from Low Density Residential to High Density Residential. **District 5 Presented by: Kamau As-Salaam, Planner III**

B. **RZ-22-09**

Geosam Capital US (Georgia), LLC of Duluth, GA requests a rezoning from R-4 (Single-Family Residence) to RM (Multifamily Residential) for property located on the west side of Clark Drive, west of the intersection of Expedition Drive in Land Lot 251 of the 12th District. The property consists of 22.625 +/- acres, and the request is for a townhome development. **District 5 Presented by: Kamau As-Salaam, Planner III**

C. **COMP-AM-22-06**

Core Field Services, LLC of Duluth, GA requests an amendment to the Comprehensive Plan for property located at 5465 Flakes Mill Road. The property consists of 21.66 +/- acres, and the request is to amend the Future Land Use Map designation from Low Density Residential to Medium Density Residential. **District 5 Presented by: Kenta Lanham, Planner II**

D. **RZ-22-10**

Core Field Services, LLC of Duluth, GA requests a rezoning from RA (Residential-Agricultural) to R-4 (Single-Family Residence) for property located at 5465 Flakes Mill Road. The property consists of 21.66 +/- acres, and the request is for a single-family residential subdivision. **District 5 Presented by: Kenta Lanham, Planner II**

VII. **CONDITIONAL USE**

A. **CU-22-01 (*Not a Public Hearing*)**

Pulte Group, Inc. of Atlanta, GA requests a conditional use for the property located at 941-1100 Brannan Road. The property consists of 134.31 +/- acres, and the request is for a conservation subdivision. **District 4 Presented by: Kenta Lanham, Planner II**

B. **(TABLED) CU-22-03**

~~Latavia Belmore of McDonough, GA requests a conditional use for property located at 450 Oakland Road in Land Lot 206 of the 6th District. The property consists of 4.55 +/- acres, and the request is for a non-commercial kennel. **District 2 Presented by: Kenta Lanham, Planner II**~~

VIII. **VARIANCES**

A. VR-22-06

Lennar of Georgia, Inc. of Roswell, GA requests a variance from development standards for property located at 743 Gelderland Drive. The property consists of 0.282 +/- acres, and the request is for relief from front yard setback requirements. **District 2 Presented by: Faith Palmer, Planner I**

B. VR-22-07

Tereso Hidrogo of McDonough, GA requests a variance from development standards for property located at 197 South Salem Drive. The property consists of 12.340 +/- acres, and the request is for relief from front yard setback requirements. **District 3 Presented by: Faith Palmer, Planner I**

C. VR-22-08

Locust Grove Retail Partners of Marietta, GA requests a variance from development standards for property located at 3040 Bill Gardner Parkway. The property consists of 2.853 +/- acres, and the request is for a self-storage facility. **District 1 Presented by: Stacey Jordan-Rudeseal, Assistant Director**

IX. UPCOMING MEETINGS

A. July 14, 2022 at 6:30 p.m. is a regular Zoning Advisory Board Meeting.

X. ADJOURNMENT